

Subject: RE: Revised Westchester BID Renewal Map
From: "Don Duckworth" <dd@altrionet.com>
Date: 11/17/2010 03:46 PM
To: "Dennis Rader" <dennis.rader@lacity.org>
CC: "Scott, Rick" <rick.scott@lacity.org>, "Makowski, Paul" <paul.makowski@lacity.org>

Thanks Dennis. I understand. I'll draft some language for your review.

From: Dennis Rader [mailto:dennis.rader@lacity.org]
Sent: Wednesday, November 17, 2010 10:03 AM
To: dd@altrionet.com
Cc: Scott, Rick; Makowski, Paul
Subject: Re: Revised Westchester BID Renewal Map

Don,
I just left you a message. Per your voicemail that you left last night, all vacant (including surface parking) parcels will only be assessed on frontage. There are many parcels with zero improvement in the data, that you listed with lot sqft and assessment. Remember that the "frontage only" rule needs to be applied to the entire district, unless you have a justification for not doing so.

On Tue, Nov 16, 2010 at 4:44 PM, Don Duckworth <dd@altrionet.com> wrote:
I think I'm good on all of this. I'll be preparing the documents for submittal ASAP.

From: Dennis Rader [mailto:dennis.rader@lacity.org]
Sent: Tuesday, November 16, 2010 4:00 PM
To: dd@altrionet.com
Cc: Paul Makowski; Scott, Rick

Subject: Re: Revised Westchester BID Renewal Map

Don,
Attached is the reviewed data. You'll notice there are a lot of changes to be made to your copy of the data, as usual highlighted in yellow with bold blue text. I also removed any decimals from the frontage figures.

A few other concerns:

1) 4107-035-018 is zoned R1. Regardless of how it was handled in the past and what the land use is, this R1 parcel is exempt from BID

assessment and must be removed from the data or made a zero assessment. FYI: although your data lists parcel **017** as R1, it is actually C2 and can be assessed.

2) 4123-001-004, 005 & 006 combined to form 032. You'll see the new information in the data.

3) 4123-004-002 was listed twice, the second entry should have been 011, I changed it.

4) 4122-024-918 should be 916 per the assessor and your map. I changed it.

Let me know if you have any questions.

On Tue, Nov 16, 2010 at 3:09 PM, Don Duckworth <dd@altrionet.com> wrote:
Hi Dennis...

Thank you for your thoughtful email.

The parcels you listed were on our initial list of those for consideration for inclusion in the BID, but were dropped after our review at least for the time being. I'm just now realizing that they had not been removed from the database that I sent to you.

To cross Manchester is to move outside of the essential Westchester Town Center fabric at this time. It's a different community of interest right now. I think your comment points to a significant real estate investment opportunity, but right now it is currently unrealized. We'll reach out during the BID renewal term and see if we can attract these parcels to want to join us.

In the mean time, I will remove them from the database and prepare the BID Renewal accordingly.

From: Dennis Rader [mailto:dennis.rader@lacity.org]
Sent: Tuesday, November 16, 2010 7:55 AM
To: dd@altrionet.com
Cc: Paul Makowski; Montez, Mario
Subject: Re: Revised Westchester BID Renewal Map

Don,

The other issue with your map, which I was going to tell you about when I sent the data back, is that there are parcels in the northeast corner that are not on the map:

4107-038-019

4123-004-004, 007, 008 & 009

Perhaps you can have a second page or an insert for these parcels?

On Mon, Nov 15, 2010 at 10:46 PM, Don Duckworth <dd@altrionet.com> wrote:
I've attached the revised Westchester Town Center BID renewal map that has been changed in response to Dennis Rader's comments of last week. Let me know if either of you see any other difficulties with it. Thanks.

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Dennis Rader
Technical Research Supervisor
213-978-1120

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